

Jaclyn Bradley, AICP, PP  
Zoning Administrative Officer

Jennifer L. Gaffney  
Zoning Board Secretary



[www.voorheesnj.com](http://www.voorheesnj.com)

Office: 856-429-0647  
Fax: 856-795-2335

2400 Voorhees Town Center  
Voorhees, NJ 08043

**ZONING BOARD OF ADJUSTMENT  
AGENDA FOR MARCH 23, 2023  
7:00 P.M. REGULAR MEETING (6:45 P.M. CAUCUS)**

**CALL TO ORDER & FLAG SALUTE**

**NOTICE:**

The Zoning Board of Adjustment reserves the right to change the order of the published agenda. All changes to the agenda will be announced at the beginning of each meeting.

It is the intent of the board (and at the discretion of the Chairman) to not begin a new application after 10:00 P.M. and to adjourn the meeting by 11:00 P.M.

It is a further policy of the Board that members of the public will be limited to five minutes when speaking on an application. When a person is representing a group of people, he or she may speak for ten minutes.

Thank you for your cooperation.

This Board is a quasi-judicial Board therefore this meeting shall be conducted in a similar manner to a judicial proceeding. Decorum appropriate to a judicial hearing must be maintained at all times and any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision.

**OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is being held in compliance with the requirements of the 'Open Public Meetings Act' and has been duly noticed and published as required by law.

**OATH OF OFFICE**

Jennifer Branch Stewart, Alternate #1 – 2 year term expiring 2024.

**ROLL CALL**

**RESOLUTIONS**

- |                  |  |
|------------------|--|
| Resolution 23-19 | ZC2022-025 – 8 Brookwood Drive   Block 230.19 Lot 15<br>Hardy and Samai Lim                                  |
| Resolution 23-20 | ZC2023-003 – 1234 Haddonfield Berlin Road   Block 262, Lot 6<br>Khmer Buddhist Humanitarian Association, LLC |
| Resolution 23-21 | ZC2022-027 – 32 Kestrel Drive   Block 218.20, Lot 1<br>Christine Cearfoss                                    |

**MINUTES FOR APPROVAL**

March 9, 2023

**OLD BUSINESS**

**ESTATE OF JAMES SPINA**  
15 Lafayette Avenue | Block: 288, Lot: 3

RR

Case #ZC2022-018  
Action Date: 1/17/2023

The Applicant has requested variances from the following sections:

1. Section 152.005(A), where a lot size of 43,560 square feet (1 Acre) is required and the construction of a single family dwelling is proposed for a lot size of 24,000, and
2. Section 152.005(D)(1), where a front yard setback of 50' is required, the proposed front yard setback is 15.33' and

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**NEW BUSINESS**

**SAFETY IN GROUPS**

B

Case #ZC2023-005

2515 Evesham Road | Block: 207, Lot: 4.18

Action Date: 6/27/2023

*(Hearing of application subject to paying outstanding property taxes due)*

The Applicant has requested a site plan waiver for building modifications to include two mechanical closets and a proposed recreation building to be redesigned to create three bedroom suites for three developmentally disabled adult residents. There are no proposed changes to previously approved building exteriors or footprints.

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**JANA CARAS GELERT & MARK GELERT**

CCRC

Case #ZC2022-028

69 MATLACK DRIVE, Block: 200, Lot: 2.448

Action Date: 5/31/2023

The Applicant has requested bulk "C" variance relief for a proposed 2<sup>nd</sup> story deck.

- A. Section 156.037(B)(1)(c), where written verification of approvals is required, and the recorded approvals for Centennial Mill show a 5' minimum rear setback requirement and the proposed deck would be 0.4' from the rear property line.
- B. Section 150.12(B)(1), where in no event shall grading, construction, or alteration of a lot be permitted within 5' of a side or rear property line, and the proposed is 0.4'.

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**EXECUTIVE SESSION** The Board will enter into Executive Session to discuss litigation Furey v. Voorhees Township Zoning Board (Wawa at Route 73/Kresson Road)

**COMMENTS FROM THE PUBLIC**

**COMMENTS FROM THE BOARD**

**NEXT MEETING DATE(s):** April 13, 2023, April 27, 2023, May 11, 2023

**ADJOURNMENT**